

HISTORIC DOWNTOWN NORTH PLATTE, NEBRASKA

NEBRASKA HISTORIC BUILDINGS SURVEY

CITY OF NORTH PLATTE, NEBRASKA
211 WEST THIRD STREET
NORTH PLATTE, NEBRASKA 69101

Historic Downtown North Platte, Nebraska

Nebraska Historic Buildings Survey

Prepared for:

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Executive Summary:

The City of North Platte, Nebraska contracted with H. Jason Combs (PI) and Derrick Burbul to conduct a Nebraska Historic Buildings Survey (NeHBS) of downtown North Platte. The survey was conducted in the summer of 2009 to document properties that possess historic or architectural significance. Lincoln County was previously surveyed in 1993—at that time thirty-three properties in downtown North Platte were identified and recorded. Those properties were resurveyed in addition to forty-one newly identified and documented properties.

Within the report, when a surveyed building is mentioned, its NeHBS site number follows its reference in the text (for example, LN06-037). These site numbers begin with an abbreviation for the county, LN for Lincoln County, and a two-digit number referring to its location within the county. Each community in the county has a specific number, for instance, North Platte is “06.” The last three numbers refer to the building or structure with the NeHBS inventory.

We would like to thank the following state and local organizations and individuals for their assistance: Judy Clark at the City of North Platte; Kaycee Anderson at the North Platte Public Library; City Council Member Larry Britton; Keith Blackledge who is a long-time North Platte resident and former editor of the *North Platte Telegraph*; citizens who participated in the public meetings and/or offered information during the reconnaissance survey; and Jill Dolberg, Patrick Haynes, and Bob Puschendorf of the Nebraska State Historic Preservation Office (NESHPO).

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Chapter 1

Historical Overview of North Platte

Introduction

Many early explorers ventured through present-day Nebraska and some of the initial assessments were not positive. Pierre and Paul Mallet “explored the valley of the Platte in June, 1739, tracing the river as far west as the forks.”¹ The Mallet brothers were soon followed by another set of siblings, the Choteau brothers—Pierre and Auguste from St. Louis, Missouri.² The Frenchmen, who were traders and trappers, were attempting to establish trading posts and traversed the confluence of the North and South Platte Rivers in 1762.³ Other more well-known explorers would soon follow. The famous Lewis and Clark expedition in the early 1800s declared that the land was unproductive, and just a few years later Zebulon Pike explored along the Republican River in 1806 and compared the plains in Nebraska to the deserts in Africa.⁴ Soon enough the label “Great American Desert” had been applied to much of the region, and Nebraska was “considered to be nothing more than an uninviting wilderness with few streams, and for the most part consisting of treeless, waterless plains unfit for cultivation, and consequently useless to civilized man.”⁵ However, these negative

reviews did not prevent other individuals from exploring the region and present-day Lincoln County.

In 1819, Major Stephen Long’s expedition sponsored by the federal government explored the area adjacent to the two forks of the Platte. After Long came Colonel Henry Dodge who camped in present-day Lincoln County in 1835 and visited the area with the intent of “inducing the Arickaree Indians then occupying this region, to abandon their wild life and become civilized.”⁶ Finally, in 1843 Colonel John C. Fremont led his expedition up the Platte and spent the Fourth of July camped at the present-day site of North Platte.⁷

Lincoln County, Nebraska

A year after Fremont’s expedition a number of settlers constructed temporary buildings out of cedar logs near what would become Fort McPherson in eastern Lincoln County. However, by the late 1850s a number of pioneers—including I.P. Boyer, Thomas French, Patrick Mullaly, W.S. Penniston, and D.L. Smith—had constructed more permanent structures. In 1858, two “trading ranches” were constructed—one by

Boyer and Robideau at Cottonwood Springs and another near O'Fallon's Bluffs.⁸ These settlements were established to serve the rush of pioneers and gold seekers heading west to California and Oregon.

Two years after the establishment of these "trading ranches," Shorter County was organized in 1860.⁹ The county originally covered "most of western Nebraska and parts of Colorado and Wyoming" with Cottonwood Springs as the first county seat of government.¹⁰ Three years after the formation of Shorter County, Fort McPherson was established near Cottonwood Springs for the protection of pioneers heading west and for the safety of local residents.¹¹ Fort McPherson—today's Fort McPherson National Cemetery—was located just a few miles east of present-day North Platte and was in operation from 1863 until its closure in 1880.

In late 1866, Shorter County was renamed Lincoln County following the Civil War in honor of President Lincoln and in 1867 the more centrally located North Platte replaced Cottonwood Springs as the county seat.¹² Also during this time, several prominent cattlemen settled in and around North Platte. Early ranchers included Bill Paxton and John Bratt—both friends with Buffalo Bill Cody—and others who settled

near North Platte were Guy Barton, Isaac Dillon, M.C. Keith, and Major Leicester Walker. M.C. Keith lived in North Platte but operated the Pawnee Springs Ranch outside of town. Keith also organized the Pacific House, one of the largest hotels in downtown North Platte. Guy Barton was Keith's partner in the cattle business and also lived in North Platte and later served in the state legislature.¹³ Isaac Dillon was a nephew to Sidney Dillon—President of Union Pacific Railroad—and lived just north of the depot on property that included a half-mile race track.¹⁴

Lincoln County—one of twelve Nebraska counties named for U.S. presidents—is located in west-central Nebraska, covers 2,592 square miles and is the third largest county in the state (Figure 1).¹⁵ Physically, the Platte Rivers dominate the landscape in Lincoln County. Flowing across the county west to east, the South Platte and North Platte Rivers cross half the county before joining east of North Platte, Nebraska. The North Platte River begins in north-central Colorado and "flows northeast into Wyoming through Saratoga, Fort Laramie and Torrington to Scottsbluff, Nebraska past Chimney Rock, Ash Hollow, and then to North Platte."¹⁶ The South Platte River starts northwest of Colorado

Lincoln County, Nebraska

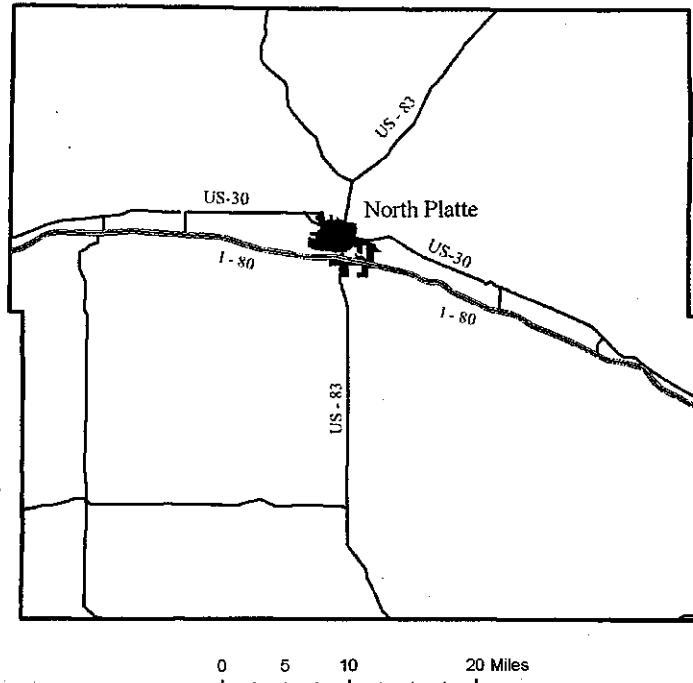
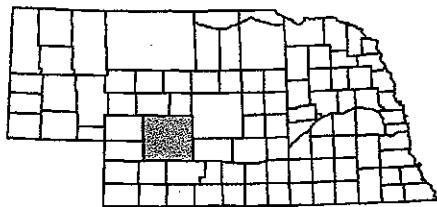
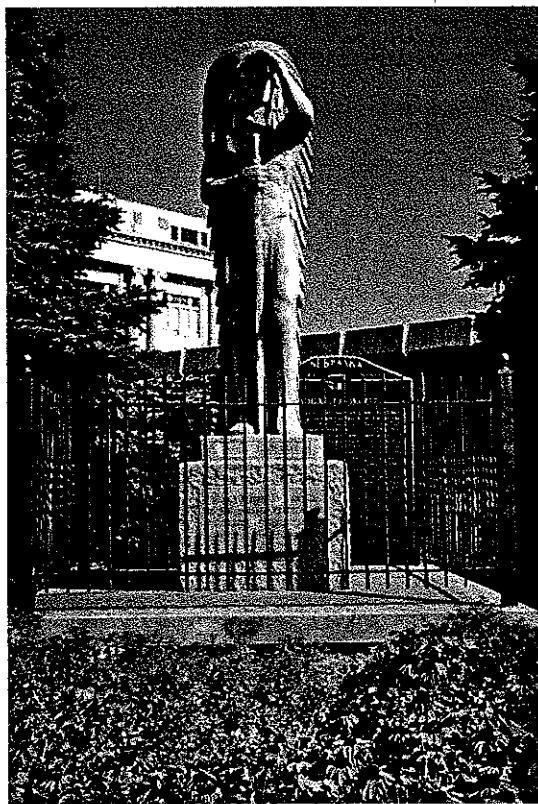


Figure 1—Lincoln County and North Platte, Nebraska.

Springs and heads northeast to “Denver, Fort Morgan, Sterling and Julesburg, then to Ogallala, Nebraska, to North Platte.” The North and South Platte forks join to form the Platte River, which derives its name from the French word “plat,” which means “flat.” Incidentally, the name “corresponds in meaning to the Oto, Omaha and Pawnee names of the stream.”¹⁷ Seven miles southeast of North Platte is Sioux Lookout, the highest elevation in Lincoln County at

approximately 3,200 feet. The Sioux Lookout statue was placed there in 1931; however, after years of vandalism it was recently moved to its current location near the Lincoln County Courthouse (LN06-722).¹⁸



Sioux Lookout Monument (LN06-722).

North Platte, Nebraska

North Platte was laid out by General Grenville Dodge in November of 1866 for the Union Pacific Railroad (Figure 2).¹⁹ The site selected sits between the North Platte and South Platte Rivers, just west of their confluence in Lincoln County. North Platte native John Stryker notes that North Platte is the “most populous city in the western two-thirds of Nebraska” and that it is located approximately 280 miles west of the Missouri River and eighty miles north of the Kansas-Nebraska state line.²⁰ Even though North Platte was laid out in 1866 it was not organized as a city until December 28, 1875

and the first city officials were: Anthony Reis, Mayor; Alexander Stouther, Treasurer; E. H. Barrett, Clerk; A. H. Church, Judge; A. Walker, Marshall; and J. W. LaMunyon, Engineer.²¹

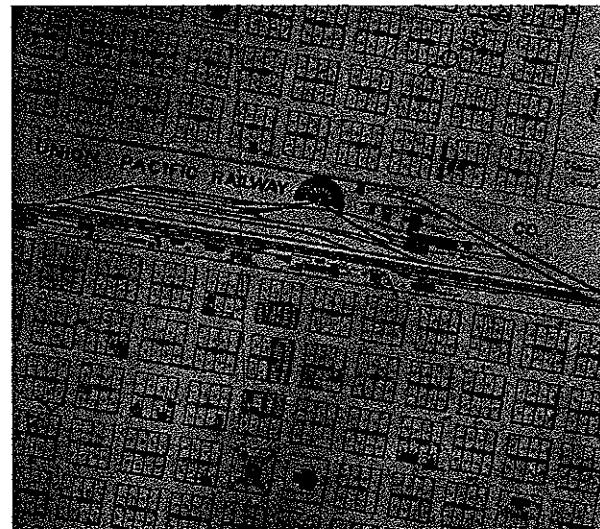


Figure 2—Original plat of North Platte (Ogle 1907).

North Platte quickly surged in population, a “motley crowd of laborers, business men, gamblers, and ‘toughs’” arrived with the rail line (Tables 1 and 2).²² Many of the early pioneers came from eastern and southeastern states and by 1867 some 2,000 people called North Platte home.²³ With the initial population surge associated with the railroad came a somewhat suspect reputation, one that continued for several decades. Nebraska historian A.T. Andreas (1882) contends that the “floating population” was comprised of frontier explorers, gamblers, and hardy railroad men and notes that the “whisky

saloons were continually crowded. A large number of gamblers naturally came in that they might by their tricks secure the earnings of the railroad laborers, and of the travelers who would visit the town. Drunken broils were of daily occurrence, and vice reigned supreme.”²⁴ Another early chronicler adds that by 1868, “North Platte was invested [sic] with reckless desperadoes, brothels, gambling dens, and unlicensed saloons that ran wide open all days of the week and hours of the night. Most men went armed and few law-abiding citizens ventured out alone after dark.”²⁵

North Platte’s rough reputation continued well into the 1900s. Scholars Michael Wallis and Michael Williamson contend that throughout the 1920s, North Platte “continued as a wide-open haven for gambling, prostitution, and bootlegging; it was known up and down the Lincoln Highway as ‘Little Chicago.’”²⁶ By the early 1950s, “North Platte had cleaned up its act and most of the “rooming houses” had disappeared.”²⁷

When the railroad terminus was relocated to Julesburg, Colorado the community was nearly depopulated. By the early 1870s, many of North Platte’s citizens and businesses (buildings included) had picked up and moved west. North Platte’s

Table 1—Lincoln County’s Population, 1870-2000

Year	Population
1870	17
1880	3,632
1890	10,441
1900	11,416
1910	15,684
1920	23,420
1930	25,627
1940	25,425
1950	27,380
1960	28,491
1970	29,538
1980	36,455
1990	32,508
2000	34,632

Source: www.census.gov 2009.

Table 2—North Platte, Nebraska’s Population, 1880-2000

Year	Population
1880	363
1890	3,055
1900	3,640
1910	4,793
1920	10,466
1930	12,061
1940	12,429
1950	15,433
1960	17,184
1970	19,447
1980	24,509
1990	22,605
2000	23,878

Source: www.census.gov 2009.

first newspaper, for example, the *Pioneer on Wheels* (circa 1866) was printed in a “box car and when the terminus of the railroad was moved in 1867, the paper moved right along with it.”²⁸ Additionally, during this initial phase North Platte was somewhat of a

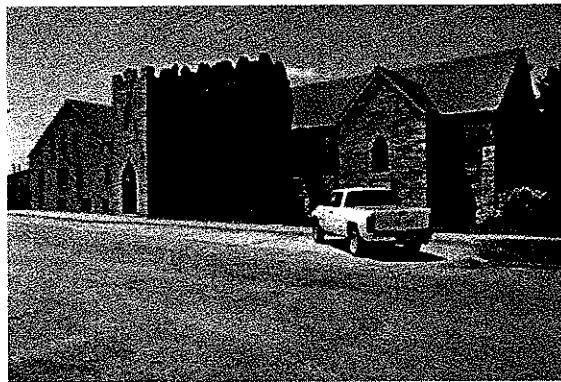
shanty town filled with temporary structures. Archibald Adamson (1910) notes that many of the “questionable resorts were soon doing business in canvass tents.”²⁹ North Platte’s so-called first citizen, A.J. Miller, recounts a “mammoth tent east of his store; in which there was a saloon bar; billiard tables, and all sorts of gambling devices.”³⁰

Despite the fact that North Platte was left with a population of approximately three hundred citizens, more permanent buildings started to appear. Some of the earliest more permanent structures arrived in the mid-1860s. Penniston & Miller built a store out of cedar logs at the corner of Locust (now Jeffers) and Front Streets.³¹ They were soon followed by John Burke, who moved a log building—which was used as a hotel—from Cottonwood Springs to North Platte and placed it at the corner of Pine (now Bailey) and Front Streets.³² North Platte’s population rebounded and “it was but a short time until there were more than three hundred buildings in the town,” many constructed by early entrepreneurs like the L. H. Baker, W. M. Hinman, Charles McDonald, the McMurray Brothers, W. J. Patterson, and R. J. Wyman.³³

In the early 1870s, A.H. Gillet established the first operational brick works in North Platte. Soon thereafter, Gillet built

the first brick house in the city on the corner of Pine and Fourth Streets. Archibald Adamson (1910) noted that this venture significantly impacted the “architectural features of the city” with many businesses and public buildings “constructed of the material.”³⁴ By the end of the 1870s, North Platte had developed a more stable business community including two drug stores, general stores, grocery stores, meat markets, and wagon shops. North Platte’s first permanent newspaper, the *Platte Valley Independent*, was founded in 1870 by Maggie Eberhart and the first permanent bank was established in 1875 by the Walker Brothers who later sold out to Charles McDonald in January 1878—McDonald’s bank occupied a small frame structure at 618 Dewey Street.³⁵ Several religious institutions also arrived in North Platte during the 1870s. In 1870, a Baptist congregation was located at Fifth and Dewey, which preceded the Episcopalians who arrived in 1873 and constructed a small frame church on the corner of Vine and Fourth.³⁶ Many of these prominent locations are still occupied by churches today—the Berean Church (LN06-745) is found at the southwest corner of Vine & Eighth and the Episcopal Church (LN06-752) is located on the north side of Fourth

Street between Vine & Sycamore. Furthermore, just beyond the survey boundaries are St. Patrick's Catholic Church at 415 North Chestnut, the First Christian Church at 220 North Vine, and the First Evangelical Lutheran Church located at 305 West Fifth Street.



North Platte's Berean Church (LN06-745).



North Platte's Episcopal Church (LN06-752).

Great Plains scholar and writer Nellie Yost (1979) notes that North Platte was a "hustling village in 1878, a village of modest homes and dirt streets, with a few planks thrown across the muddiest intersections along Front Street in the spring."³⁷ There were also several "laid out" streets lined with shops and houses

including Front Street, Spruce Street (now Dewey), and Locust (now Jeffers).³⁸ Front Street which faces the railroad tracks was lined with saloons, barber shops, blacksmith shops, and livery stables, and lining Locust Street were grocery stores, the post office, "Charles McDonald's General Merchandise emporium, the McLucas jewelry, drug, and liquor store, a newspaper office, and the two-story McDonald residence."³⁹ Other local establishments included Bratt's, Haight and Bogue's, Keith and Barton's, and Cohen's, which were all meat markets, in addition to Belton's Hardware, tailors A.O. Kocken and A.P. Carlson, Charles Iddings' lumber and coal business, and a Chinese laundry. Despite the growth of more "respectable" businesses, saloons "were probably more numerous than any other kind of business in North Platte" at this time.⁴⁰ The community had developed a rough and tumble reputation and "cowboys would ride long distances to have a 'good time' at North Platte."⁴¹

The 1880s witnessed continued progress in North Platte. By the mid-1880s, North Platte's business community included T.J. Foley's Grocery Store at the corner of Dewey and Sixth Streets, I.E. Van Dorn's men's store, Warner's bookstore, James Belton and Thomas Keliher operated

hardware stores, and Cash & Iddings and Birge and Frees each had lumberyards.⁴² Another prominent banking institution—the First National Bank—was developed by J. H. McConnell and James Sutherland in 1886. In 1887, the Mutual Building and Loan Association (LN06-729) was formed and provided assistance to potential home owners.⁴³ North Platte historian Mary Huffman (1944) argues that as a result of the Mutual Building and Loan Association's aid “homes were built and purchased that never could have been obtained otherwise by people of limited means.”⁴⁴



Mutual Building and Loan Association (LN06-729).

North Platte also gained national attention in the 1880s as a result of Buffalo Bill's Wild West Show. In 1882, William Cody organized what was North Platte's Fourth of July celebration known as the “Old Glory Blowout.”⁴⁵ Cody became one of the most recognizable people in the world and appeared in countless advertisements for

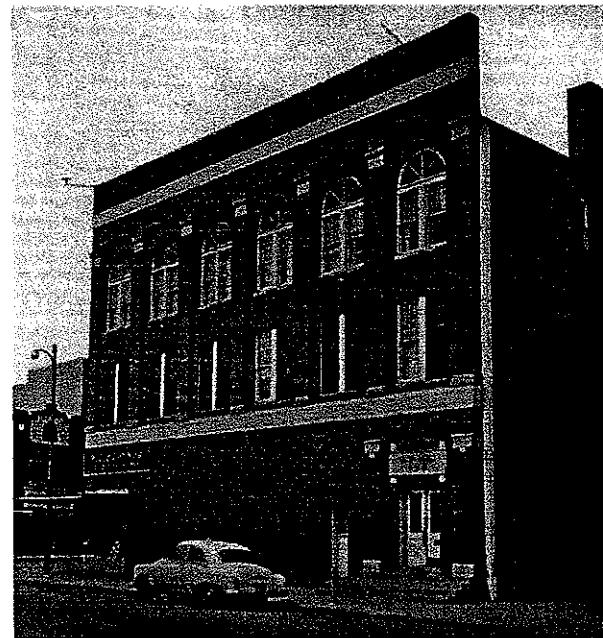
a variety of companies. Cody popularized the American West and North Platte was central to the enterprise—Cody established Scout's Rest Ranch adjacent to the city and North Platte's image was greatly influenced by Buffalo Bill's presence.

By the late 1890s, electric companies and telephone service had arrived in North Platte. In 1892, the Electric Light Company was organized and followed by the North Platte Telephone Company in 1896. The city council granted a telephone franchise to G.T. Field and O.W. Sizemore who ran lines in the streets and alleys in downtown North Platte.⁴⁶ Toward the end of century several new businesses were open in downtown North Platte: the Hub General Store, the Model Clothing Store, John Hershey's farm implements, Harrington & Tobin's grocery store, and I.L. Miltonberger's “fancy grocery and fruit store.”⁴⁷

Many American cities and towns experienced devastating fires in the late 1800s. Such is the case in downtown North Platte during the 1880s and 1890s. In 1889, the “Tucker Saloon,” described as a “favorite resort of cowboys, gamblers and thirsty citizens,” on the northeast corner of Sixth and Dewey caught fire which subsequently consumed several adjacent buildings.⁴⁸ A few years later in 1893, a

vast prairie fire started west of North Platte and soon reached the city, burning the bottling works, the creamery, and some thirty-five houses.⁴⁹

North Platte rebounded from the devastating fires and prospered in the first decade of the 1900s. In 1907 alone some seventy residences were built in addition to seven miles of paved sidewalks in the city. The following year witnessed a flurry of commercial and residential activity. Approximately fifty more houses were built in 1908 in addition to four more miles of permanent sidewalks. Additionally, three associations constructed large brick buildings in downtown North Platte on Dewey Street in the early 1900s. The Benevolent and Protective Order of Elks chapter in North Platte dates to 1905 and by the 1920s the "Elks" Lodge had some 400 members and a three-story brick building on Dewey Street.⁵⁰ Other associations include the Independent Order of Odd Fellows (IOOF) hall which was dedicated on January 14, 1908 and the Masonic Temple was dedicated a little over one month later on February 22, 1908.⁵¹ The Keith Theater, with a capacity of 650, was also completed in 1908 at the cost of \$40,000.⁵²



North Platte's Elks Lodge (The North Platte History Hounds 2005).

The first decade of the 1900s saw many improvements in downtown North Platte and many more followed in the next decade.⁵³ As a result of the \$12,000 gift from Andrew Carnegie, North Platte's library (LN06-037) was dedicated on April 4, 1912 on land provided by the city of North Platte.⁵⁴ The next year, the North Platte post office building (LN06-038) was finished at the cost of \$110,000. Also completed at this time were two of North Platte's most well-known elementary schools—the Jefferson School in 1914 and the Franklin School in 1916.⁵⁵ In 1917, the first phase of the Fire Station (LN06-186) was completed at the cost of \$12,000 which also functioned as a meeting place for the city council.⁵⁶



Former Carnegie Library in downtown North Platte (LN06-037).



Former Post Office in downtown North Platte (LN06-038).



Fire Station in downtown North Platte (LN06-186) (The North Platte History Hounds 2005).

North Platte, Nebraska today has grown to a city of well over 20,000 people and a commercial center for a large portion of west-central Nebraska (Tables 1 and 2).

Interstate 80 is a vital transportation link as are the rail lines that continue to play a significant role in North Platte's economy. Bailey Yard, for example, is the largest classification yard in the world and located on the city's western edge. Bailey Yard is some eight miles in length and covers approximately 3,000 acres and "employs 2,600 workers and handles at least 10,000 railroad cars every day."⁵⁷

Overland Trails, The Pony Express, Telegraph Lines, and Bridges

Much of North Platte's history is tied to the Union Pacific Railroad; although, prior to and after the railroad's arrival, North Platte was significantly impacted by a number of communication and transportation innovations of national importance—overland trails, bridges, telegraph lines, etc. Throughout all the changes one issue has been constant—location. North Platte occupies a strategic location just west of the confluence of the North Platte and South Platte Rivers in the middle of the Platte River corridor.

The Platte River and its valley have been described as a "natural avenue to the mountains."⁵⁸ Nebraska historian Donald Hickey (1992) adds that "for almost a century and a half, the Platte River route has

been one of the most heavily traveled corridors in the American West. Although the Platte River has never been suitable for navigation, its hard, flat bottom lands provide an ideal bed for roads.⁵⁹

Thousands of pioneers followed the Mormon Trail (which ran north of the Platte) and the Oregon Trail (located south of the river) to a variety of western destinations.⁶⁰ Hickey (1992) concludes that in all, “probably five hundred thousand people traveled the Oregon Trail between 1841 and 1866.”⁶¹

From April of 1860 to October of 1861, the Pony Express followed the same trails west to Sacramento, California from St. Joseph, Missouri. The Pony Express trimmed approximately ten days off the typical amount of delivery time between the coasts but it was soon displaced by the transcontinental telegraph line completed in 1861. Edward Creighton was instrumental in finishing a line from Omaha west to California that followed much of the Platte valley across Nebraska.

The telegraph revolutionized how information was exchanged but there was still a need for the overland trails to move people and goods. Once again, North Platte played a pivotal role in the westward migration. In the mid-1860s, North Platte

gained an enormous advantage when a railroad bridge that spanned the Platte River was altered to allow wagon traffic. As a result, when the Black Hills gold rush ensued North Platte had the “only dependable wagon bridge across the Platte below the Black Hills country” and local citizens were able to monopolize on their geographical good fortune.⁶²

Union Pacific Railroad

The Union Pacific Railroad started to build its line west from Omaha on July 10, 1865.⁶³ Construction started slowly but by August of 1866 tracks had reached Kearney and by November the line was at North Platte some 291 miles west of Omaha.⁶⁴ As rail construction moved west it spurred town development all across the state.⁶⁵ “Towns where the track ended boomed temporarily with the invasion of workers and their pay.”⁶⁶ Communities, such as, Fremont, North Platte, and Sidney witnessed temporary population booms. The “end-of-track” towns established to handle supplies, men, and equipment, were described as “boisterous little towns loaded with prostitutes and gamblers ready to prey on the Irish workmen who came to town on payday.”⁶⁷ However, as the line continued on west—the UP line was extended to

Julesburg, Colorado by 1867—many of the terminal towns became way stations for those traveling on west. Most of the towns, however, along the Union Pacific line eventually developed into “prosperous small cities.”

The Union Pacific was not the only railroad involved in Lincoln County and North Platte, Nebraska’s development. Following the UP line was the Chicago, Burlington & Quincy, commonly referred to as the Burlington route, which completed a line through the county in 1880 and 1881.⁶⁸ This led to the establishment of several smaller towns and allowed North Platte to gain a stronger foothold in the regional marketplace. As a result, North Platte quickly became a “distributing point that enjoyed all the agricultural trade of the Platte Valley.”⁶⁹

The Lincoln Highway

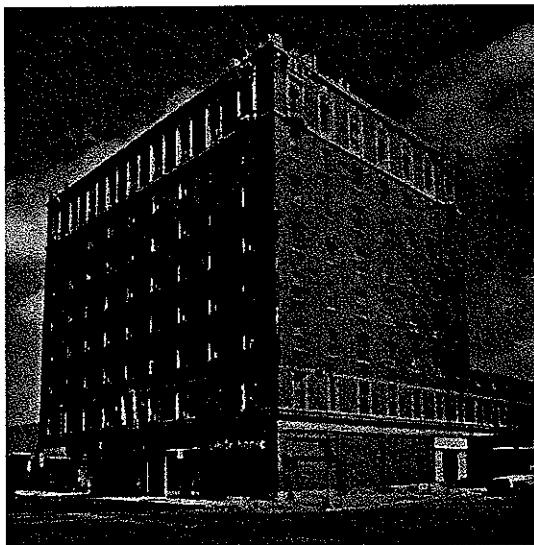
For decades the Platte valley served as a transportation corridor for wagons, stagecoaches, and trains. With the coming of the “horseless carriage” it became apparent that the same route would be utilized as an automobile highway as well. Historian Donald Hickey (1992) notes the progression over time: in the 1840s, pioneers followed the Oregon Trail; in the

“1870s they rode the Union Pacific Railroad; in the 1920s they drove Highway 30; and today they use Interstate 80.”⁷⁰

Prior to the Interstate system, the United States contained a patchwork of smaller highways. One of the most important was the Lincoln Highway—today’s Highway 30 across Nebraska. Originally proposed in 1912 and inaugurated in 1913, the “Coast to Coast Rock Highway” was soon referred to as the Lincoln Highway Association.⁷¹ The 3,389 mile route was named in honor of President Lincoln and stretched from New York City to San Francisco. Scholar Gregory Franzwa (1996) contends that the “Oregon and California trails opened the American West to settlers, but the Lincoln Highway opened it to the average American.”⁷²

North Platte’s Lincoln Highway dedication took place on October 31, 1913 and the event was commemorated with a large bonfire. Early boosters labeled the highway a “big thing for North Platte” and argued that it would bring thousands of visitors to North Platte. Due to a lack of funding and planning progress was slow across the continent. Despite efforts made by the Lincoln Highway Association the route was still unimproved in many areas in 1919. In the same year, a “U.S. Army

convoy crossed the country on the Lincoln Highway. The trip pointed out the poor condition of the highway and illustrated the need for a good transcontinental route.⁷³ In November of 1935 the paving of Lincoln Highway was finally complete. A six-mile segment outside of North Platte was the last stretch of the Lincoln Highway to be paved. A celebration was held at the Pawnee Hotel (LN06-045) in downtown North Platte and President Roosevelt sent a telegram to those in attendance to commemorate the occasion: "Completion of the last link of pavement on United States Route 30 is an event of such importance that I am happy to send my congratulations. The perilous trails of the pioneers is at last trans-formed . . . into a coast-to-coast highway."⁷⁴



Pawnee Hotel in downtown North Platte (LN06-045).⁷⁵

Before its completion the Lincoln Highway became a numbered highway.⁷⁶ Following the Federal Highway Act of 1921, the Lincoln Highway was redesignated to a series of numbers "since numbers were easier to post and easier for motorists to read. The Bureau of Public Roads refused to assign any single numeral to any one formerly named highway. Thus the Lincoln Highway came to carry the number 30 across much of the Midwest and East and a variety of numbers, including 50, in the West."⁷⁷

The Lincoln Highway brought—Highway 30 and Interstate 80 continue to bring—thousands of travelers through North Platte. Downtown North Platte was filled with motels and service stations that once accommodated travelers from across the country and many of these properties are still standing as are several original Lincoln Highway markers (LN06-554, LN06-711, and LN06-717).

By the 1940s, North Platte had become a multi-modal transportation hub. In addition to the railroad, "all the main bus lines stop on their routes from coast to coast" and "United Air Lines [sic] have established a fine airport just east of the city and have scheduled daily flights from coast to coast."⁷⁸

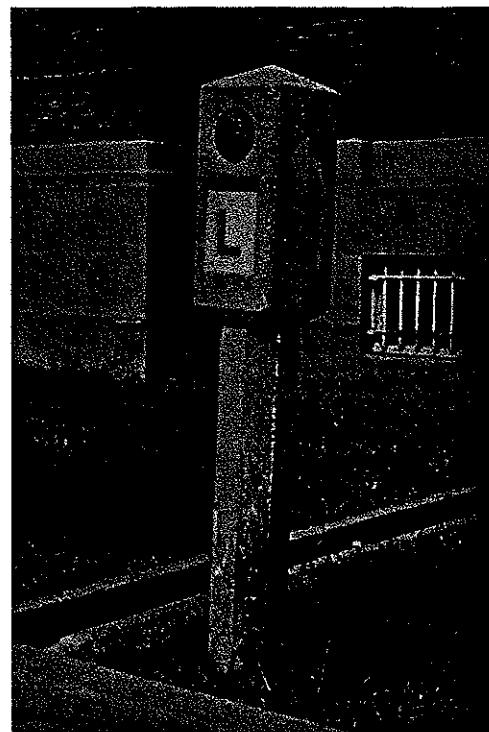
Today, North Platte is served by Highways 30 (east-west) and 83 (north-south) and Interstate 80. Great Plains scholar Bradley Baltensperger (1985) concludes that the “continuing role of the Platte Valley as a transportation corridor (both the interstate highway and the railroads follow the river) has attracted jobs and population growth.”⁷⁹



Hendy-Ogier Auto Building (LN06-554).⁸⁰



Detail, Lincoln Highway Marker in downtown North Platte, Nebraska (LN06-711).



Lincoln Highway Marker in downtown North Platte, Nebraska (LN06-717).

North Platte and Preservation

Changes to its cultural landscape have generated discussions for and against preserving North Platte's heritage.⁸¹ This process has played out over a long period of time, as local historian Jim Beckius (2002) points out “many changes have taken place over the years, among them the loss of many historic buildings, including all of those on Front Street, and the Union Pacific Depot that housed the famous North Platte Canteen.”⁸²

Without question, the demolition of North Platte's historic Union Pacific depot was the beginning point of many preservation efforts and its loss is still felt

today. The depot—dedicated on March 20, 1918—was one of the city's landmark structures, measuring 80-by-263 feet the brick station was “located on the south side of the UP tracks along Front Street and on the business district's north edge.”⁸³ The depot was also home to the nationally known Canteen, a welcome center for soldiers that opened on Christmas Day in 1941.⁸⁴ Each day during World War II an “average of three thousand to five thousand military personnel came through North Platte, and were welcomed to the Canteen.”⁸⁵ North Platte's Canteen was supported not only by local citizens but by volunteers from 125 communities in Colorado and Nebraska. After the war, the Canteen was described as a “miracle” as some “six million soldiers [had] passed through North Platte” and had been greeted at the train station with “cigarettes, food, books, and even birthday cakes.”⁸⁶ Union Pacific stopped passenger service in North Platte in 1971 and in November of 1973 the station was demolished. Union Pacific officials later indicated that the decision to demolish the depot “was probably made in haste.”⁸⁷ Todd von Kampen, writing for the *Omaha World-Herald*, concludes that “longtime residents have never forgotten the day in 1973 when the Union Pacific

Railroad depot was torn down before they could save it.”⁸⁸

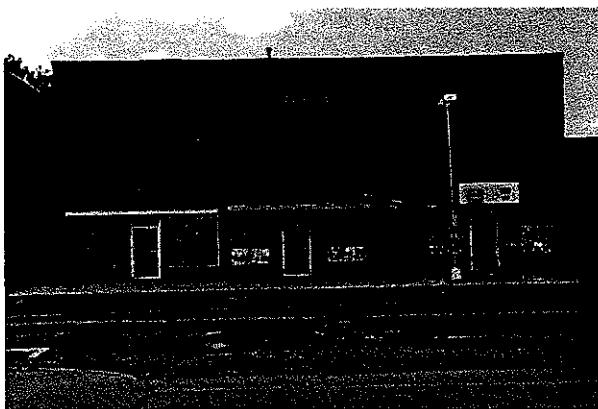
The demolition of the Union Pacific depot in late 1973 was just the beginning of urban renewal efforts that have negatively impacted downtown North Platte. In 1975, the Neville Building at Sixth and Dewey was demolished and in 1976 a row of commercial buildings on East Front Street were razed.⁸⁹ Despite these losses and public concern over the demolition of historic structures the trend has continued. In the 1990s, the entire 300 block of North Dewey Street was leveled for a new bank and in 2003 the North Platte High School constructed in the 1930s was demolished. The battle over the North Platte High School involved several lawsuits in which the courts ultimately sided with the Board of Education in favor of demolition.⁹⁰ Not, however, after making a clear case for preservation and the importance of historic buildings to a community. In the decision, District Judge John Murphy noted that in the “Court's opinion the destruction of this building will be viewed with the same regret that now rues the loss of the depot.”⁹¹ Judge Murphy continues, “hindsight shows that the destruction of the depot was a mistake. At the time, World War II was only 30 years in

the past. Only now, 60 years after the war, is the true significance fully appreciated.”⁹²

Unfortunately, it appears as though the destruction of historic properties in downtown North Platte will continue in the near future. Although not as historically important as the Canteen and Union Pacific Station, several commercial properties that demonstrate North Platte’s heritage and history in downtown (LN06-738 and LN06-757) and the jail complex (LN06-539) are scheduled to be razed in the near future.



North Platte’s jail complex, scheduled to be razed in the near future (LN06-539).



Waltemath Building downtown North Platte (LN06-738).



Commercial building scheduled for demolition, downtown North Platte (LN06-757).

¹ Adamson 1910: 3.

² Andreas 1882.

³ Bare and McDonald 1920.

⁴ Baltensperger 1985.

⁵ Adamson 1910: 2.

⁶ Bare and McDonald 1920: 25.

⁷ Andreas 1882.

⁸ Andreas 1882; Yost 1979.

⁹ Bare and McDonald 1920.

¹⁰ Bowman et al. 1978: 1; Andreas 1882; Perkey 1982.

¹¹ Andreas (1882: 1091) writes that “Fort McPherson was established none too soon, for it was only in the following year, 1864, that the war with the Sioux and Cheyenne Indians commenced. It seems that the Indians had organized so well that attacks were made almost simultaneously on nearly all the stations along the valley from Fort Kearney to the Rocky

Mountains.”

¹² Adamson 1910; Bare and McDonald 1920; Perkey 1982.

¹³ Yost 1979: 33.

¹⁴ Ibid.

¹⁵ Andreas 1882; Bowman et al. 1978; Link 1933.

¹⁶ Beckius 2002: 8.

¹⁷ Link 1933: 76.

¹⁸ The Sioux Lookout statue was carved in the late 1920s by German sculptor Erbin Goeller. It was erected and dedicated in 1931 and cost approximately \$1,000 (Morris 1975). After years of vandalism the Sioux Lookout monument was restored in the late 1960s by sculptor Raymond Schultze (Houdesheldt 1968). Vandalism continued and as a result the decision was made to move the statue to the courthouse grounds.

¹⁹ Andreas 1882.

²⁰ Stryker Undated; Goke et al. 1931. Some scholars have not been exactly positive when it comes to discussing North Platte’s location. One writer commented that North Platte is “about as isolated as a small town can conceivably be. It’s in the middle of the middle of the country, alone out on the plains; it is hours by car even from the cities of Omaha and Lincoln” (Greene 2002: 5).

²¹ Huffman 1944; Bare and McDonald 1920.

²² Bare and McDonald 1920: 234.

²³ Goke et al. 1931: 3.

²⁴ Andreas 1882: 1096.

²⁵ Wallis and Williamson 2007: 184. North Platte was not the only frontier town with a questionable reputation. Nebraska historian Donald Hickey (1992: 98) states that “many of the towns experienced the usual vices associated with rapid growth on the frontier,” attracting “all sorts of people who were said

to be ‘having a good time, gambling, drinking, and shooting each other.’”

²⁶ Wallis and Williamson 2007: 184.

²⁷ Ibid.

²⁸ Huffman 1944: 83.

²⁹ Adamson 1910: 24-25.

³⁰ Ibid.

³¹ Andreas 1882.

³² Huffman 1944: 48.

³³ Andreas 1882: 1096.

³⁴ Adamson 1910: 77.

³⁵ Huffman 1944; Bare and McDonald 1920. The McDonald State Bank more familiar to North Platte citizens was built in 1889 on the corner of Dewey and Front Streets (Adamson 1910).

³⁶ Huffman 1944.

³⁷ Yost 1979: 105.

³⁸ Ibid.

³⁹ Ibid.: 106.

⁴⁰ Ibid.: 109.

⁴¹ Ibid.: 110.

⁴² Bare and McDonald 1920.

⁴³ Adamson 1910: 124.

⁴⁴ Huffman 1944: 86.

⁴⁵ Hickey 1992: 86.

⁴⁶ Huffman 1944.

⁴⁷ Bare and McDonald 1920: 258.

⁴⁸ Adamson 1910: 127.

⁴⁹ Adamson 1910.

⁵⁰ Bare and McDonald 1920.

⁵¹ Adamson 1910. The original Masonic Hall was erected in 1872 followed by the Knights of Pythias in 1875. The Independent Order of Odd Fellows also arrived in 1875, organizing Lodge Number 56 on November 18, 1875 (Huffman 1944).

⁵² Adamson 1910.

⁵³ Bare and McDonald 1920.

⁵⁴ Huffman 1944; Sheldon 1931.

⁵⁵ Bare and McDonald 1920.

⁵⁶ Major additions were added in 1921 and 1949 and the fire station was used as such until 1976 (The North Platte History Hounds 2005).

⁵⁷ Wallis and Williamson 2007: 184;

www.goldenspike.com.

⁵⁸ Adamson 1910: 5.

⁵⁹ Hickey 1992: 8.

⁶⁰ Locals referred to the routes as the California Trail and the Sunflower Trail (Huffman 1944).

⁶¹ Hickey 1992: 8.

⁶² Yost 1979: 77.

⁶³ Hickey 1992.

⁶⁴ Olson 1966.

⁶⁵ The Union Pacific significantly impacted the rural settlement of Nebraska. The railroad received nearly five million acres in Nebraska—roughly 10 percent

of the state's total area. Anxious to sell the land and generate rail shipments, promotional campaigns encouraged pioneers to settle in Nebraska (Hickey 1992). In one such railroad brochure promoting western Nebraska, J. Francis (Undated) discusses the climate and notes that "summers are balmy and pleasant" and that the "cold winds are the only unpleasant feature of the cold season, but the settler easily gets accustomed to these, and they are known to be most effective conservators of health." The railroad's development plan worked. Nebraska's population jumped from roughly 29,000 in 1860 to 123,000 in 1870, 452,000 in 1880, and approximately 894,000 by 1890. Lincoln County's population realized similar jumps between 1870 and 1890 (Table 1). Historian James Olson (1966: 115) concludes that the Union Pacific Railroad was the "technological transformation that would make possible the settlement of the Plains west of the Missouri."

⁶⁶ Baltensperger 1985: 55.

⁶⁷ Olson 1966: 114-115.

⁶⁸ Huffman 1944.

⁶⁹ Ibid.: 89.

⁷⁰ Hickey 1992: 8.

⁷¹ Jakle and Sculle 2008: 46.

⁷² Franzwa 1996: vii.

⁷³ Kay et al. 1993: 79.

⁷⁴ Franzwa 1996: 49.

⁷⁵ *The Evening Telegraph* dated Wednesday, October 16, 1929 contained the headline "Hotel Makes Formal Bow to Public Tonight." The article goes on to state that "North Platte's vision of a new hotel has at last come into reality. The Yancy will be formally opened tonight and the city's welcome to its visitors will hereafter be extended in a building of beautiful proportions, furnished in the best of modern equipment and with a spirit that truly expresses the city's hospitality" (*The Evening Telegraph* 1929). In

1932, the Yancy was renamed the Pawnee Hotel after a naming contest was held and won by then eight year-old Betty Bowman—other finalist names were Scout's Rest Hotel and Buffalo Hotel (*The Daily Bulletin* 1932).

⁷⁶ Today, the Lincoln Highway Association has been revived and the Nebraska chapter is headquartered in Shelton, Nebraska.

⁷⁷ Jakle and Sculle.: 54.

⁷⁸ Huffman 1944: 21.

⁷⁹ Baltensperger 1985: 85.

⁸⁰ The Hendy-Ogier Building expansion was bid in late 1929. The \$70,000 expansion added floor space and warehouse space, and *The Evening Telegraph* stated that the expression of confidence in North Platte "should stiffen the knees of some of the doubting Thomases. It is such confidence that will make North Platte bigger and better" (Bare 1929).

⁸¹ Hollen 1992.

⁸² Beckius 2002: 8.

⁸³ Reisdorff 1986: 7.

⁸⁴ Wallis and Williamson 2007.

⁸⁵ Greene 2002: 7.

⁸⁶ Greene 2002: 7; Wallis and Williamson 2007: 184.

⁸⁷ Hollen 1999.

⁸⁸ von Kampen 2001.

⁸⁹ *North Platte Telegraph* 1975; *North Platte Telegraph* 1976a; 1976b.

⁹⁰ Young (2007) states that the "destruction of the 1930 North Platte High School building was a catalyst of sorts to bring attention to the number of historic buildings that have been leveled in the name of progress within a city that has a storied history. Whether anything will be left of that history is the question being asked by many."

⁹¹ Dannatt 2003.

⁹² Ibid.

Survey Results

Chapter 2

Objectives

The City of North Platte, Nebraska contracted with H. Jason Combs and Derrick Burbul to identify and document historic, architectural, and landscape resources in downtown North Platte. The survey was completed in the summer of 2009 and builds on previous field survey efforts undertaken in 1993.⁹³ Furthermore, the reconnaissance survey verified the location and evaluated the current condition of the previously surveyed resources in the downtown area identified additional sites/structures that meet the Nebraska Historic Buildings Survey (NeHBS) standards. The survey also examined the integrity and significance of each previously and newly surveyed property for its potential eligibility for listing in the National Register of Historic Places.

Methodology

Prior to and during the field work period, repositories including the Nebraska State Historical Society, the Calvin T. Ryan Library at the University of Nebraska-Kearney, and the North Platte Public Library were visited to acquire background and specific information on downtown North

Platte and surrounding neighborhoods. Special consideration goes to Kaycee Anderson at the North Platte Public Library, Keith Blackledge, long-time editor of *The North Platte Telegraph*, and city council member Larry Britton for their assistance and willingness to share articles, information, and photos of downtown North Platte.

The survey area covers thirty blocks along with land on either side of the railroad tracks in downtown North Platte (Figures 3 and 4). The area is typical of the development that occurred throughout the United States in the late 1800s and early 1900s. Geographer Craig Colten (2006) states that the “clearly defined main street evolved after the Civil War and included buildings that followed national architectural styles and that clustered to create compact commercial districts.”⁹⁴ Donald Meinig (1979) also discusses the development of “Main Street” and concludes that a street lined with multi-story red brick buildings is “for many people over many decades . . . the landscape of ‘small town virtues,’ the ‘backbone of America,’ and the ‘real America,’” and one of the symbolic landscapes to emerge in the United States.⁹⁵



Figure 3—Survey Area, Downtown North Platte (Courtesy of Judy Clark, City of North Platte).

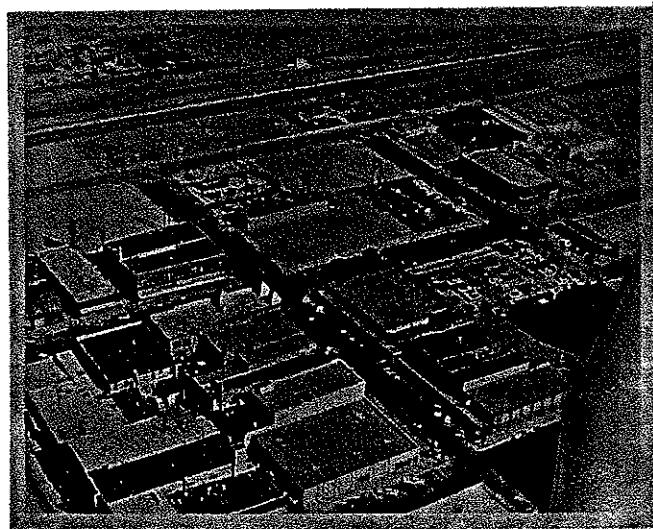


Figure 4—Aerial View of Downtown North Platte (Photo Courtesy of Keith Blackledge).

Every public street in this area was traversed to insure a complete inventory of properties. Survey members were careful to not trespass on private property, and as a

result, properties that could not be viewed or photographed from the public right-of-way were not included. Field staff identified and surveyed properties that met the following evaluation criteria outlined in the NeHBS manual. A property must be at least forty years old, retain its physical integrity, and be situated in its original location.

In order to retain integrity, a property must possess many original features and characteristics: size and scale, building materials, and stylistic elements. In essence, properties must retain a high degree of their original architectural character. Integrity is affected in cases where original building materials and features such as doors, porches, or windows have been removed or altered. Modern materials including permastone, aluminum or vinyl siding and recent structural additions that obscure historic materials and features also negatively impact integrity. Standards of integrity are more rigorously applied to houses than to other property types due to their numerical advantage in typical surveys.

Abandoned buildings were surveyed if they dated to the 19th century, represented a unique property type, or possessed construction materials that are indigenous to the survey area. In regard to commercial buildings, first-floor minor alterations are

recognized as fairly common and did not exclude a commercial building from being surveyed.

For newly surveyed properties, basic identifying information and architectural descriptions were recorded in the NeHBS digital database. The property was further documented with at least one black-and-white photograph as well as with a color digital image. The property was given a unique NeHBS survey number and its location mapped (See Appendix A). These properties were documented according to the NeHBS manual including the historic context and property type codes developed by NeSHPO. Previously surveyed properties were reevaluated for condition and integrity. Information in the NeHBS database was updated and a new photograph taken. Digital images were also captured for resurveyed properties.

Limitations and biases of the survey include evaluation of only those properties and resources identifiable from the public right-of-way and not obscured by foliage or other obstructions.

National Register of Historic Places

Properties were evaluated for their potential eligibility for listing in the National Register of Historic Places (NRHP). The

NRHP is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. To be eligible for the National Register a property must be at least fifty years old and possess historic significance and integrity.

Historic significance is recognized and categorized under any of the following four criteria established by the National Park Service:

- * *Criterion A.* The property is associated with events that have made a significant contribution to the broad patterns of our history.
- * *Criterion B.* The property is associated with the lives of persons significant in our past.
- * *Criterion C.* The property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- * *Criterion D.* The property has yielded, or is likely to yield, information important in prehistory or history (primarily applied to archaeological sites).

Certain property types are not usually considered for listing in the National

Register: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years. However, these properties may be eligible if any of the following criteria considerations apply:

- * Religious properties deriving significance from architectural or artistic distinction or historical importance.
- * Moved properties significant for their architectural value or that are the surviving structure most importantly associated with a historic person or event.
- * Birthplaces or grave sites of historical figures of outstanding importance if there are no other appropriate sites or buildings directly associated with that person.
- * Cemeteries that derive their significance from graves of people of outstanding importance, from age, from distinctive design features, or from association with historic events.
- * Reconstructed buildings that are accurately executed in an appropriate environment when no other building or structure with the same association has survived.

- * Commemorative properties whose design, age, tradition, or symbolic value has imbued it with its own significance.
- * Properties that have achieved significance within the past fifty years if they are of exceptional importance.

Integrity, as defined by the National Park Service, is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. Seven qualities help to evaluate the integrity of a property:

- * *Location*: the place where the historic property was built or where the historic event occurred.
- * *Design*: the shape, size, plan, structure, and style of the property.
- * *Setting*: the physical environment surrounding the historic property.
- * *Materials*: the building materials that were used to construct the property.
- * *Workmanship*: the evidence of the crafts, techniques and skills of a particular culture or people used to create the property.
- * *Feeling*: the property's expression of its historic sense of a particular period of time.
- * *Association*: the direct link between an important historic event or person and the historic property.

The history of North Platte (specifically downtown North Platte), NeHBS survey results, and the NHRP recommendations are compiled to form this report. Additional products produced by this project and submitted to the City of North Platte include black and white negatives, photograph contact sheets, maps, research files, and color digital images for all surveyed properties.

Survey Results

The 2009 downtown survey documented sixty-five properties. The Lincoln County Survey completed in 1993 documented thirty-three resources in the same area and of that number twenty-four were resurveyed.⁹⁶ Of the nine properties that were not resurveyed, two (22.2 percent) have been sided, two more (22.2 percent) have major additions/alterations, and five (55.6 percent) are non-extant. Additionally, it should be noted that of the resurveyed properties several are scheduled for demolition (LN06-539, LN06-738, and LN06-758).

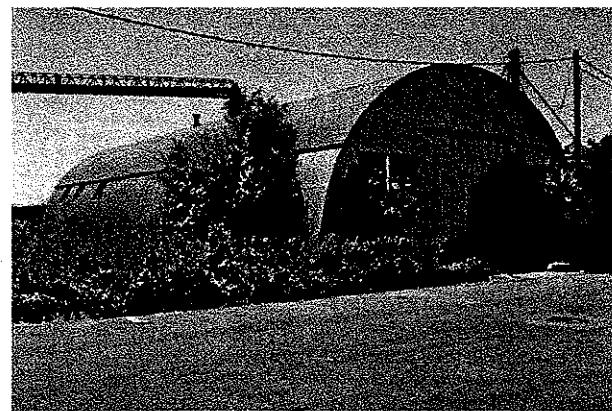
Illustrated Discussion of Contexts

The downtown North Platte survey identified several properties that demonstrate the historic contexts of the

NeHBS manual and the NeSHPO. This survey identified nine significant historical contexts which provide an outline of various themes of Nebraska's history. Each is briefly discussed and representative properties are illustrated. A list of potentially eligible properties associated with these contexts is found in Chapter 3.

Agriculture

Agriculture typically refers to grain and livestock production resources such as barns, hog facilities, silos, and various outbuildings. Quonsets also fall into this category and downtown North Platte has a single Quonset located just east of the Jeffers Overpass.



Quonset in downtown North Platte (LN06-748).

Association

Resources identified in this context refer to those used for interaction based on membership or affiliation with institutions and organizations. Properties that fit this

description include fraternal meeting halls and social organizations like the Masons and the International Order of Odd Fellows (IOOF). Downtown North Platte has several buildings that fit in this category but few of them retain their architectural integrity.⁹⁷

Commerce

The historic context of commerce, which is central to downtown North Platte's survey, is affiliated with the buying and selling of goods, whether retail or wholesale. Commercial buildings were the primary resource type found in the survey. These properties include frame buildings and masonry structures found throughout the downtown area. Also within this context are agricultural cooperatives and grain elevators.



Brodbeck Market (Brodbeck & Son Building) located at 104-106 E. Fifth Street, circa 1916 (LN06-730) (Photo Courtesy of Keith Blackledge).⁹⁸



Brodbeck Building, downtown North Platte, Nebraska (LN06-730).



Grain elevator in downtown North Platte (LN06-743).

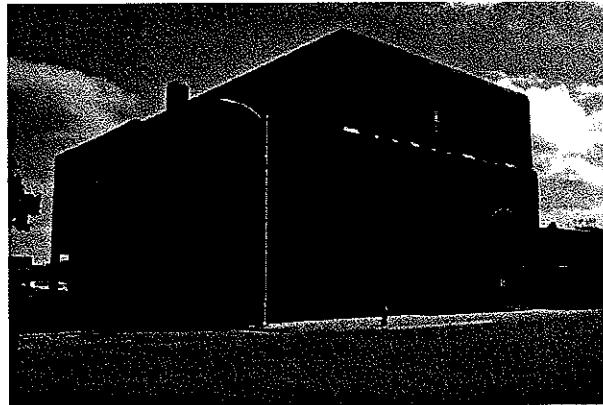
Communication

The communication context applies to resources relating to the transfer of information from person to person or point to point. This might include anything from early telegraph to modern telephone, television and radio facilities. In downtown North Platte, the survey identified the KODY radio building (LN06-557) and the

telephone building located at Fourth and Vine (LN06-041).⁹⁹



KODY radio building in downtown North Platte (LN06-557).



Telephone building in downtown North Platte (LN06-041).

Government

This historic context relates to the act or process of governing and includes the organization and machinery through which a government debates decisions and delivers services. The survey identified several government structures, the most imposing is the Lincoln County courthouse (LN06-063). Others include the 1913 Post Office (LN06-038), a former Carnegie Library (LN06-

037), a former fire station (LN06-186) and the current City Hall (LN06-719) and City Jail (LN06-539).¹⁰⁰



Lincoln County Courthouse in downtown North Platte (LN06-063).



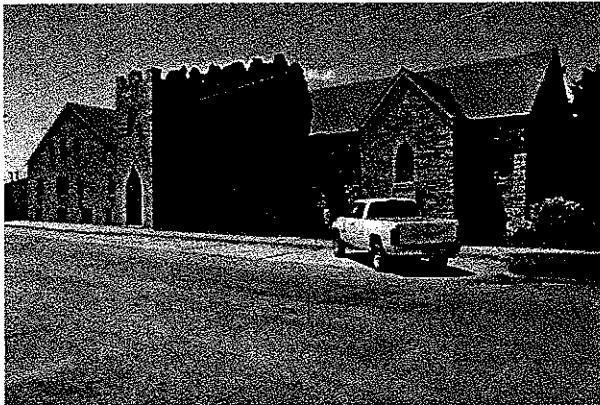
Former post office in downtown North Platte (LN06-038).



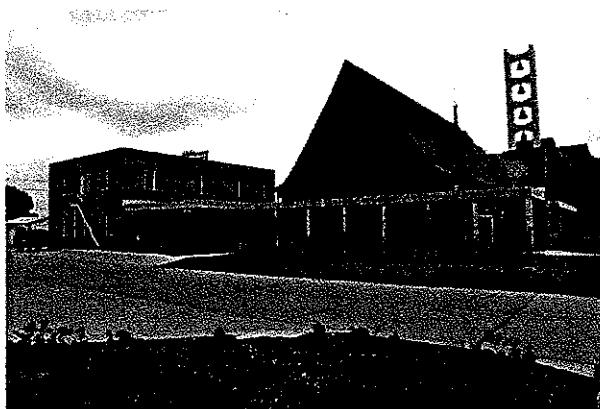
Former North Platte fire station (LN06-186).

Religion

The religion context reflects a formal and institutional belief and exercise of faith. Many of the churches surveyed are substantial brick and/or masonry structures and exhibit a variety of architectural styles. Religious properties must meet a special set of criteria for inclusion on the National Register. Eligibility is based on their primary significance from architectural distinction and/or historical importance, and not on the merits of a particular doctrine or faith.



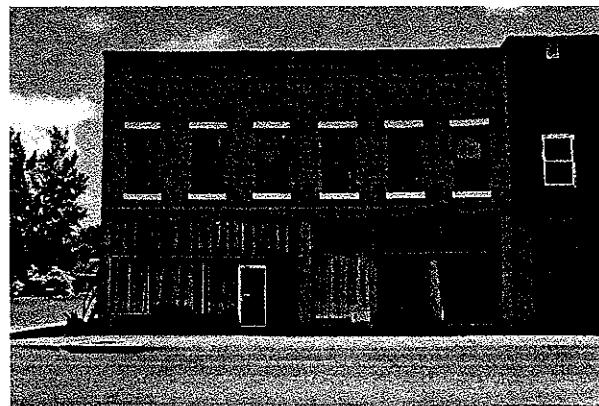
Berean Church in North Platte's downtown area (LN06-745).



Episcopal Church in downtown North Platte (LN06-752).

Services

The services context refers to support services typically provided or regulated by the government—for instance, banks and utilities. Downtown North Platte has a former hospital (LN06-560) and the telephone building (LN06-041) is listed under the communications context.¹⁰¹



North Platte's first hospital, located on North Jeffers in the downtown area (LN06-560).

Settlement/Architecture

The settlement context relates to the division, acquisition, and development of land. Initially, many buildings in downtown North Platte, including residences, were built as temporary structures—especially given North Platte's boom phase associated with a transient railroad population. The survey area covers the commercial heart of downtown North Platte, and, as a result, few residential structures were identified. However, a large portion of North Platte's current housing stock, especially in the

downtown area, is more than fifty years old (Table 3). Eight of the nine homes were constructed after the initial settlement phase and resemble national trends in style and materials. Collectively, these resources encompass several architectural styles which are highlighted in the following discussion.

Table 3—North Platte Housing Units by Year Built

Year Built	# of Units	Percent
1999-March	222	2.1
2000		
1995-1998	522	4.9
1990-1994	254	2.4
1980-1989	835	7.8
1970-1979	2,422	22.6
1960-1969	1,370	12.8
1940-1959	3,070	28.6
1939 or earlier	2,023	18.9

Source: www.census.gov 2009.

American Foursquare. Popularized by mail order catalogues (Aladdin, Montgomery Ward, and Sears), the American Foursquare residence was prevalent from 1900 to 1930 and is typically two stories in height and features a nearly square floor plan.



American foursquare house in downtown North Platte (LN06-573).

Bungalow. Bungalow is more an architectural form than a style that became popular in Nebraska between 1910 and 1940. Characterized as an economical dwelling with simple lines, the bungalow typically rises one to one-and-one-half stories in height and features a wide, low-pitched projecting roof which often has a dormer. Bungalow roofs often contain exposed rafters and façade-length porches. A variety of porch supports are used, although battered piers and tapered columns are seen most frequently. Clapboard siding is common as are brick and stucco exteriors. Woodwork tends to be plain but solid.

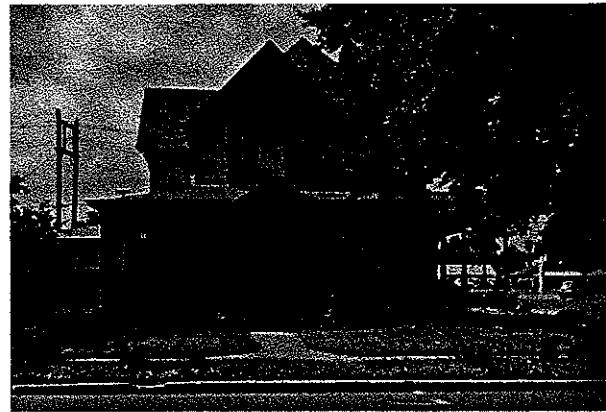


Bungalow house in downtown North Platte (LN06-574).



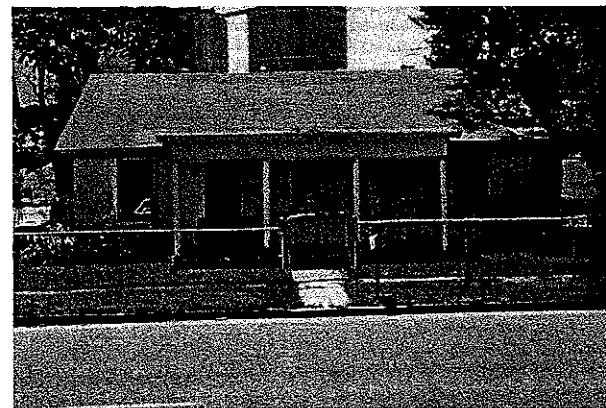
Bungalow house in downtown North Platte (LN06-726).

Queen Anne. This architectural style dates to the late Victorian era and is characterized by an irregular plan which is often evident in its asymmetrical walls. A combination of building materials ranging from shingles to clapboard to brick may be utilized on a structure. Typical details include bays, balconies, towers, turrets, large porches, and decorative patterns such as fish-scale and diamond shingles. Leaded and/or stained glass windows are often present.



Queen Anne house in downtown North Platte (LN06-725).

Vernacular. This term refers to buildings without a distinct architectural style as a result of minimal ornamentation or elements that are attributable to a distinct style. Vernacular buildings are often identified by their roof form—cross-gable, front-gable, side-gable, hip, and pyramid.



Vernacular house in downtown North Platte (LN06-572).



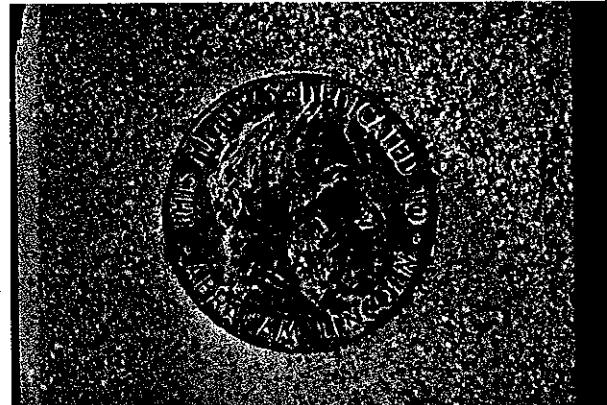
Vernacular house in downtown North Platte (side view, looking east) (LN06-742).



Vernacular house in downtown North Platte (LN06-742) (Photo Courtesy of Kaycee Anderson, North Platte Public Library).¹⁰²

Transportation

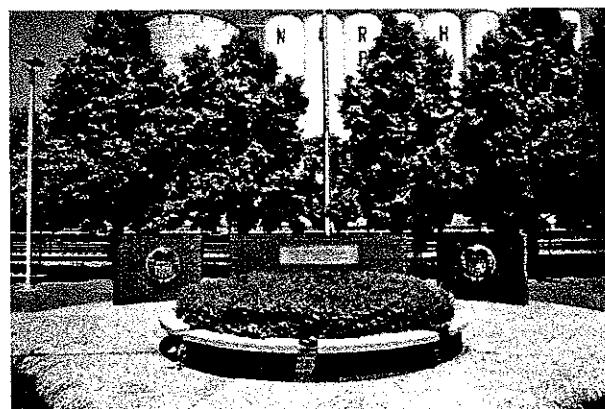
The transportation context includes resources used to move goods and people. The survey identified features associated with road and rail networks. Road-related structures include two Lincoln Highway markers (LN06-711 and LN06-717) and several auto garages (LN06-712) including the Hendy-Ogier Auto building (LN06-554). The Union Pacific depot was demolished in 1973 but soon thereafter a memorial was placed to commemorate the location (LN06-744).



Close-up view of Lincoln Highway marker (LN06-711).



Hendy-Ogier Auto building along former Lincoln Highway in downtown North Platte (LN06-554).



Union Pacific depot memorial in downtown North Platte (LN06-744).



Close-up view of Union Pacific depot memorial (LN06-744).

⁹³ Kay et al. 1993.

⁹⁴ Colten 2006: 39.

⁹⁵ Meinig 1979: 167.

⁹⁶ Kay et al. 1993.

⁹⁷ Several large brick buildings (former lodge halls) are found in downtown North Platte. Integrity is an issue for these structures—most have compromised facades. However, with rehabilitation many structures could be restored.

⁹⁸ Brodbeck Market and Grocery was in business until 1970 and “rumor says that the Glendale Rooms” located on the second-story was one of the houses of ill-repute in downtown North Platte (The North Platte History Hounds 2005: 45).

⁹⁹ The Northwestern Telephone Company purchased the lot where the building now sits in 1928 for \$13,000 (LN06-041) (*The North Platte Evening Telegraph* 1928).

¹⁰⁰ From 1913 until 1964 the federal building (LN06-038) was home to federal offices and the North Platte Post Office. In 1965, the building was occupied by the North Platte College (The North Platte History Hounds 2005). The college held classes in the building until 1977 (*North Platte Telegraph* 1977).

¹⁰¹ The hospital was constructed around 1907 by R.N. Lamb. For years the upstairs was home to “The Mayflower” one of North Platte’s houses of ill-repute (The North Platte History Hounds 2005).

¹⁰² The Potter House, also referred to as the Kocken House, was built in 1875 by Anders Otto Kocken. Kocken was a tailor by trade and arrived in North Platte in 1874. Born in Sweden in 1840, Kocken married in Sweden before arriving in the United States in 1869. The property is one of the oldest remaining structures in downtown North Platte (Blackledge 2008).

Chapter 3 Recommendations

Recommendations

In addition to recording historic resources for inclusion in the NeHBS inventory, the reconnaissance survey also identified properties that are potentially eligible for the National Register of Historic Places (NRHP). The National Register is considered the “Nation’s List” of historically, architecturally, and culturally significant resources. There are currently seven properties in Lincoln County listed on the National Register, three of which are located in North Platte’s downtown area. Those within the boundaries of this survey include:

- * Fox Theater (LN06-044), listed in 1985.¹⁰³
- * Hotel Yancy (Hotel Pawnee) (LN06-045), listed in 1985.¹⁰⁴
- * Lincoln County Courthouse (LN06-063), listed in 1990.



Fox Theater, northeast corner of Bailey & Fifth (LN06-044).¹⁰⁵



Hotel Yancy (Hotel Pawnee), northwest corner of Bailey & Fifth (LN06-045).



Lincoln County Courthouse, 301 North Jeffers (LN06-063).

During the reconnaissance survey, twenty-two individual properties were identified as potentially eligible for the NRHP (Table 4). These evaluations were based primarily on a property's architectural character and integrity. In general, the limited nature of a reconnaissance survey only allows for evaluation based on architectural significance under Criterion C, as described in Chapter 2. Additional in-depth research is required to assess potential eligibility under other criteria. Furthermore, recommendations made within this reconnaissance survey do not constitute eligibility for inclusion on the National Register. The Nebraska State Historic Preservation Office also reviews recommended properties before the listing process is formally pursued.

Those properties recommended as potentially eligible are listed by NeHBS site number and illustrated according to their NeHBS historic context.

Potentially Eligible Historic Districts

In addition to identifying individual properties that are potentially eligible for the NRHP, the survey evaluated concentrations of historic properties for their cohesiveness as potential historic districts. While the criteria for a property to be included in a

district are not as stringent as achieving National Register listing individually, the property must still contribute to the area's overall historic integrity. Such properties are considered contributing properties. Those properties that lack architectural significance and integrity, but are within the boundaries of a historic district are deemed non-contributing. By definition, historic districts must contain more contributing than non-contributing properties. For a residential district the architectural cohesiveness is best conveyed when three-quarters of the properties are contributing.

Downtown North Platte Evaluation

The survey area covers thirty blocks in downtown North Platte and includes approximately 190 properties (Figure 3). Of that number, only sixty-five (34.2 percent) were deemed contributing—well below the number needed for the establishment of a historic district.

Other potential districts within the survey boundaries were also examined. These include the area north of the railroad corridor, another section of downtown south of the tracks, and a third area that comprises the core of the central business district. The first area is north of the tracks—from 7th Street to 9th Street and east to west from

Chestnut to Sycamore (Figure 3). This section contains seventy structures but only sixteen (22.9 percent) contributing properties. The second potential district is south of the tracks stretching from 3rd Street to Front Street and from Chestnut to Sycamore (Figure 3). This area contains a total of 115 properties and forty-four (38.3 percent) contributing properties.

The third possibility is a smaller section of downtown south of the railroad tracks that covers fifteen blocks. This limited portion possesses the most dense concentration of older buildings in North Platte and is located from Chestnut to Sycamore and 3rd Street to 6th Street and centered on Dewey Street (Figure 3). The area is “composed primarily of two-story masonry buildings of commercial design. The sense of enclosure on Dewey Street is especially strong where uninterrupted rows of buildings are extant on each side of the street. The primary era of construction for these buildings was 1910 to 1930 with few late 19th-century buildings extant. Therefore, these buildings are considered significant examples of commercial architecture from the periods of Development and Growth (1890-1920) and Spurious Economic Growth (1920-1929) in the county.”

This core area contains ninety-six properties and forty maintain their architectural integrity (41.7 percent). However, one of the biggest issues facing downtown North Platte stems from urban renewal efforts in the mid-1970s. At that time faux facades and a brick and mortar canopy were constructed and the alterations have “compromised a certain degree of historic integrity” (Figures 5 and 6).¹⁰⁶ As a result, a significant number of the downtown buildings are non-contributing.



Figure 5—Canopy added in the 1970s along Dewey Street, downtown North Platte.

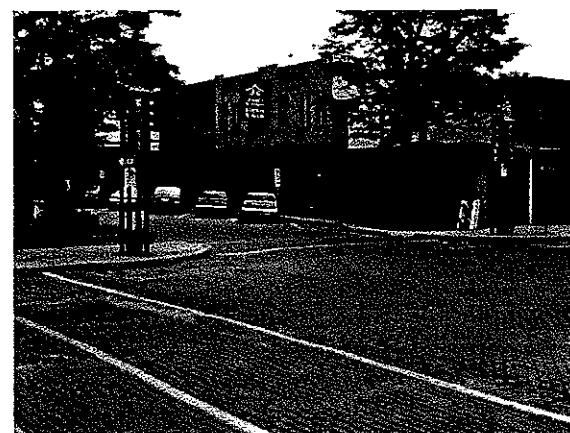


Figure 6—Urban renewal efforts in downtown North Platte along Dewey Street.¹⁰⁷

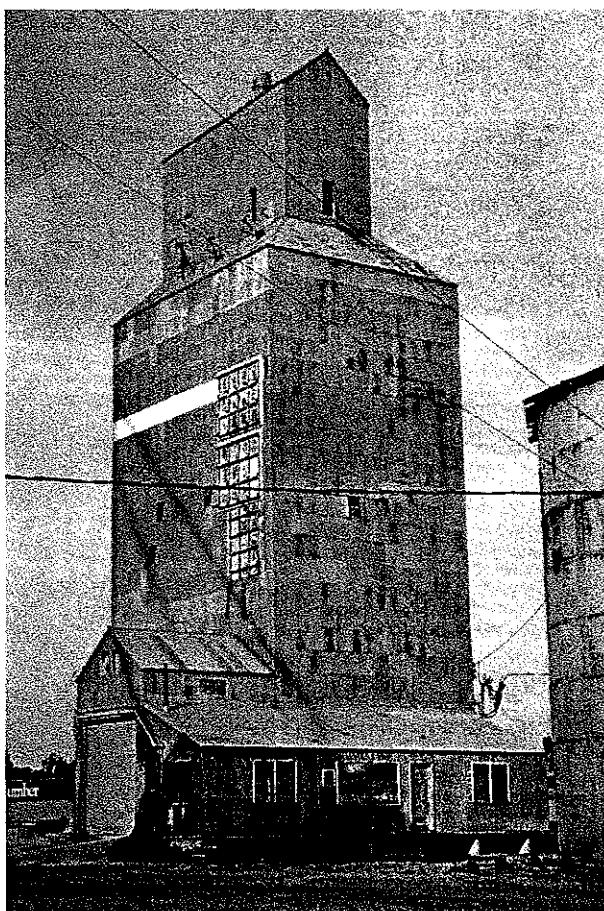
Despite the adverse effects stemming from the urban renewal efforts in the 1970s, the area does have the highest concentration of contributing properties (41.7 percent) of any of the potential historic districts.

Additionally, within the boundaries of the section are three significant properties (LN06-044, LN06-045, and LN06-063) already on the National Register along with one of oldest properties in North Platte (LN06-742), a former Carnegie Library (LN06-037), and two Lincoln Highway markers (LN06-711 and LN06-717). With proper restoration several additional structures in the core area have the potential to once again be considered contributing properties.

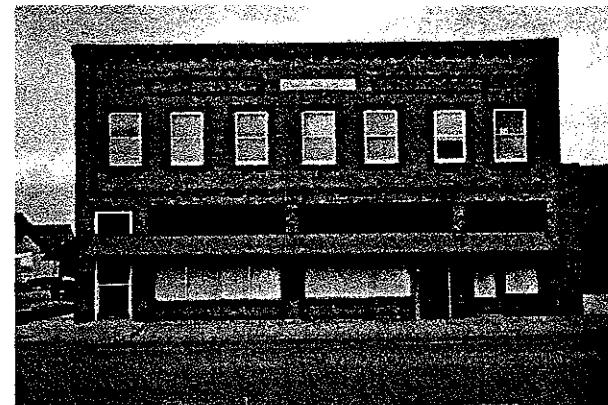
Table 4—Individual Properties Considered Potentially Eligible for the National Register of Historic Places

NeHBS Site Number	Resource Name	NeHBS Historic Context	National Register Area of Significance
LN06-037	Former Carnegie Library	Government	Education
LN06-038	Former Post Office	Government	Architecture
LN06-041	Telephone Building	Services	Architecture
LN06-186	Former Fire Station	Government	Architecture
LN06-539	Jail Complex	Government	Architecture
LN06-554	Hendy-Ogier Auto Bldg.	Architecture	Architecture
LN06-557	KODY Radio Station	Communication	Architecture
LN06-560	Former Hospital	Services	Social History
LN06-563	Julius Mogensen Bldg.	Architecture	Architecture
LN06-574	Bungalow House	Architecture	Architecture
LN06-712	Former Auto Dealership	Architecture	Architecture
LN06-723	Commercial Building	Architecture	Architecture
LN06-725	Queen Anne House	Architecture	Architecture
LN06-726	Bungalow House	Architecture	Architecture
LN06-729	Mutual Bldg. & Loan Assoc.	Services	Architecture
LN06-730	Brodbeck & Son Building	Architecture	Architecture
LN06-732	Commercial Building	Architecture	Architecture
LN06-742	Kocken House (1875)	Architecture	Architecture
LN06-750	Grain Elevator	Agriculture	Architecture
LN06-754	Commercial Building	Architecture	Architecture
LN06-758	Commercial Building	Architecture	Architecture
LN06-759	Morsch & Klenk Bldg.	Architecture	Architecture

Agriculture:



Grain Elevator in Downtown North Platte (LN06-750).



Julius Mogensen Building (LN06-563).

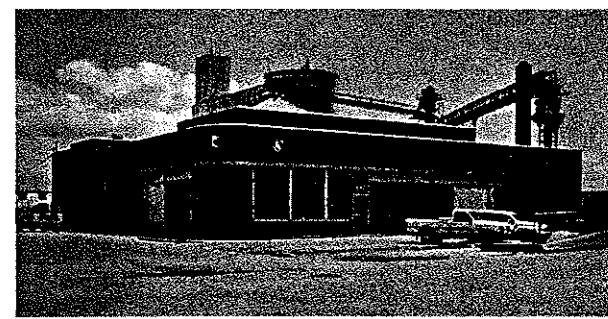


Bungalow House (LN06-574).

Architecture:



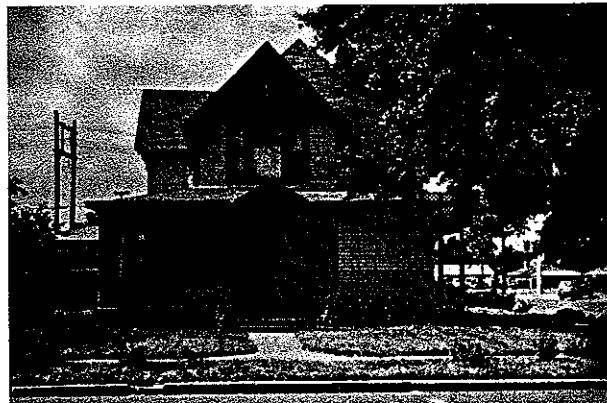
Hendy-Ogier Auto Building (LN06-554).



Former Auto Dealership (LN06-712).



Commercial Building (LN06-723).



Queen Anne House (LN06-725).



Commercial Building (LN06-732).



Bungalow House (LN06-726).



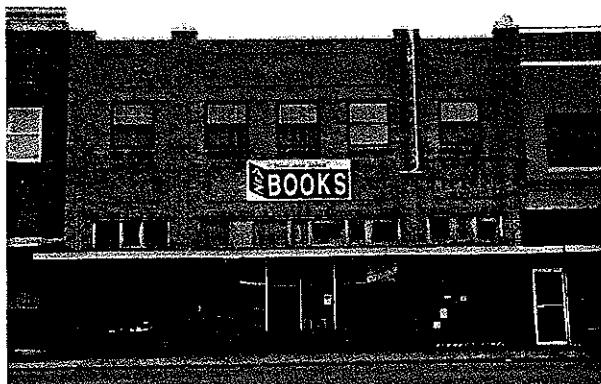
Vernacular House (Kocken House, Circa 1875)
(LN06-742).



Brodbeck & Son Building (LN06-730).



Commercial Building (LN06-754).



Commercial Building (LN06-758).



Morsch & Klenk Building (LN06-759).

Communication:

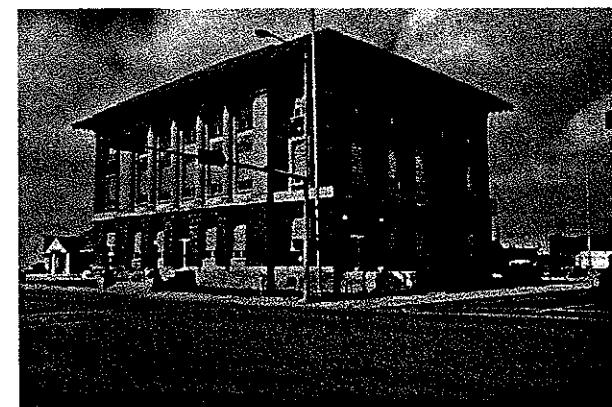


KODY Radio Building (LN06-557).

Government:



Former Carnegie Library (LN06-037).



Former Post Office (LN06-038).



Former Fire Station (LN06-186).



Jail Complex (LN06-539).

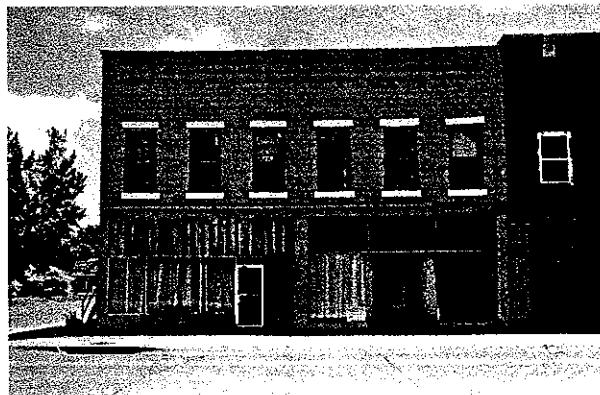
Services:



Mutual Building & Loan Association (LN06-



Telephone Building (LN06-041).



Former Hospital (LN06-560).

¹⁰³ The Fox Theater was designed by F.A. Henninger of Omaha and opening day was November 22, 1929. It operated as a theater until December of 1980 and after renovations was reopened as the Community Playhouse (The North Platte History Hounds 2005).

¹⁰⁴ Hotel Yancey (Pawnee Hotel) opened on October 16, 1929. The eight-story building originally had 143 rooms and was converted into a retirement center in 1973. The building has since changed hands on several occasions (The North Platte History Hounds 2005).

¹⁰⁵ Announcing the Fox Theater's opening local headlines read "North Platte Welcomes New Theater. Wonder House Best in the West. New Theater is Complete in Every Detail. Beautiful draperies, roomy seats and artistic decorations make new theater one of wonder" (*The North Platte Evening Telegraph* 1929).

¹⁰⁶ Kay et al. 1993: 91.

¹⁰⁷ These efforts also included the demolition of several structures for parking.

Chapter 4

Preservation in Nebraska

Preservation in Nebraska

Throughout much of Nebraska's history, preservation was the province of dedicated individuals and organizations working alone in local communities. However, since the passage of the National Historic Preservation Act of 1966, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. Staff of the NSHS Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include the following:

- * Conducting and maintaining a statewide historic buildings survey.
- * Administering the National Register of Historic Places (National Register) Program.
- * Assisting local governments in the development of historic preservation programs and certification of qualifying governments.

- * Administering a federal tax incentives program for the preservation of historic buildings.
- * Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- * Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

What follows is a brief discussion of NeSHPO programs, followed by a staff guide with contact information. Though described individually, it is important to note that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the overall mission of the NSHS.

Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) began in 1974. The survey is conducted on a county-by-county basis and currently includes in excess of 72,000 properties that reflect Nebraska's rich architectural and historic heritage. The

survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors research the area's history to better understand the region. The NeHBS often includes thematic or statewide subjects that may be unique to a certain location, such as a specific structure or type of industry.

The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the value of historic properties in their communities. Properties included in the survey have no use restrictions placed on them and survey inclusion does not require any type of special maintenance. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. The survey normally includes properties that convey a sense of

architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed examination of historic properties. Additionally, as the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. The NeHBS is not the end result, but a starting point for public planners and individuals who value their community's history.

For more information, please call the Survey Coordinator listed in Nebraska State Historic Preservation Office Contacts.

National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register. The National Register is our nation's official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties and objects may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register

properties may be significant at the local-, state-, or national-levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly does not mean. The National Register DOES NOT:

- * Restrict, in any way, a private property owner's ability to alter, manage, or dispose of a property.
- * Require that properties be maintained, repaired, or restored.
- * Invoke special zoning or local landmark designation.
- * Allow the listing of an individual private property over an owner's objection.
- * Allow the listing or an historic district over a majority of property owners' objections.

Listing a property in the National Register DOES:

- * Provide prestigious recognition to significant properties.
- * Encourage the preservation of historic properties.

- * Provide information about historic properties for local and statewide planning purposes.
- * Promote community development, tourism, and economic development.
- * Provide basic eligibility for financial incentives, when available.

For more information, call the National Register Coordinator listed in Nebraska State Historic Preservation Office Contacts.

Certified Local Governments

An important objective of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local-level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality that has adopted preservation as a priority. To become a CLG a local government must:

- * Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.

- * Promote preservation education and outreach.
- * Conduct and maintain some level of a historic building survey.
- * Establish a mechanism to designate local landmarks.
- * Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

- * A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- * Contributing buildings within local landmark districts may be eligible for preservation tax incentives without being listed in the National Register.
- * Through the use of their landmark and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.
- * CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
- * CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
- * Finally, a CLG through its ordinance and commission has a built-in mechanism to

promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park Service, and there are general rules to follow. A community considering CLG status is given broad flexibility with those guidelines when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and grants assistance from the NeSHPO.

Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or local landmark/historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agricultural outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation. The standards are a common sense approach to the

adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program is not necessarily intended to reconstruct or restore historic buildings to exact/original specifications.

The tax incentive program in Nebraska has been responsible for:

- * Reinvesting millions of dollars for the preservation of historic buildings.
- * Establishing thousands of low- and moderate-income housing units and upper-income units.
- * Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- * Helping to broaden the tax base.
- * Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- * Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property—usually by listing the property in the National Register—and certification of the historic rehabilitation is made by both the NeSHPO

and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, call the Review and Project Coordinator listed in Nebraska State Historic Preservation Office Contacts.

Valuation Incentive Program

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. Through the valuation preference, the assessed valuation of a historic property is frozen for eight years at the year rehabilitation started. The valuation then rises to its market level over a four-year period. To be eligible for this state tax incentive, a building must:

- * Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local ordinance.
- * Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property's base-year assessed value.

- * Be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Buildings must be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits. The tax freeze benefits the owners of the historic properties and the community by:

- * Providing a real economic incentive to rehabilitate historic buildings.
- * Increasing the long-term tax base of a community.
- * Helping stabilize older, historic neighborhoods and commercial areas.
- * Encouraging the promotion, recognition, and designation of historic buildings.
- * Allowing participation by local governments that enact approved historic preservation ordinances.

For more information about VIP, contact the NeSHPO Project Coordinator listed in the Nebraska State Historic Preservation Office Contacts.

Federal Project Review

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their

undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), via the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for inclusion, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning effort to allow for alternatives that would avoid adverse effects to historic properties.

It is important to note that public participation in this process is critical. The Section 106 process requires the federal agency to seek public input if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; although, often the most useful information comes from public comments. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice in an unwieldy bureaucratic system.

For more information about Section 106 review, contact the Review and Compliance Coordinator listed in the Nebraska State Historic Preservation Office Contacts.

Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public

meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and government understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The aforementioned descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source—the National Historic Preservation Act—they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs discussed, call (402) 471-4787 or (800) 833-6747. Additional information is available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

Nebraska Historic Preservation Office

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Appendix A: List of Downtown North Platte's Surveyed Properties

NeHBS Number	Property Name	Address
LN06 (Downtown Only) 65 Properties		
LN06-037	Former Carnegie Library	WS Jeffers B/T Third & Fourth
LN06-038	Former Post Office	SWC Jeffers & Fifth
LN06-041	Telephone Building	NEC Vine & Fourth
LN06-044	Fox Theater	NEC Bailey & Fifth
LN06-045	Pawnee Hotel	NWC Bailey & Fifth
LN06-063	Lincoln County Courthouse	301 North Jeffers
LN06-186	Former Fire Station	SWC Vine & Front
LN06-539	City Jail	302 North Jeffers
LN06-554	Commercial Building	NWC Bailey & Fourth
LN06-557	Commercial Building	301-307 East Fourth
LN06-558	Commercial Building	315 East Fourth
LN06-560	Former Hospital	719-721 North Jeffers
LN06-561	Commercial Building	712-714 North Jeffers
LN06-562	Commercial Building	716 North Jeffers
LN06-563	Commercial Building	800-804 North Jeffers
LN06-565	Woodgate Building	113-119 West Seventh
LN06-571	Queen Anne House	309 East Eighth
LN06-572	Vernacular House	220 East Eighth
LN06-573	American Foursquare House	115 East Eighth
LN06-574	Bungalow House	202 West Ninth
LN06-578	Vernacular House	302 East Ninth
LN06-711	Lincoln Highway Marker	SWC Dewey & Fourth
LN06-712	Commercial Building	SEC Jeffers & Seventh
LN06-717	Lincoln Highway Marker	SWC Jeffers and Fifth
LN06-719	City Hall	211 West Third
LN06-720	Light & Water Building	201 West Third
LN06-721	Probation Office	111 West Third
LN06-722	Sioux Lookout	NWC Dewey & Third
LN06-723	Commercial Building	115-117 West Fourth
LN06-724	Public Library	120 West Fourth
LN06-725	Queen Anne House	222 West Fifth
LN06-726	Bungalow House	221 West Fifth
LN06-727	Queen Anne Cottage	217 West Fifth
LN06-728	Commercial Building	211 West Fifth
LN06-729	Mutual Building and Loan Assoc.	100 East Fifth
LN06-730	Brodbeck & Son Building	104-106 East Fifth
LN06-731	Commercial Building	108 East Fifth
LN06-732	Commercial Building	101 East Fifth
LN06-733	Commercial Building	304-308 East Fifth
LN06-734	Commercial Building	321 East Fifth

LN06-735	Commercial Building	306 East Sixth
LN06-736	Commercial Building	116 East Sixth
LN06-737	Commercial Building	112 East Sixth
LN06-738	Waltemath Building	106-110 East Sixth
LN06-739	Commercial Building	105 West Sixth
LN06-740	Commercial Building	107 West Sixth
LN06-741	Commercial Building	109-111 West Sixth
LN06-742	Vernacular House—Kocken House	220 West Sixth
LN06-743	Grain Elevator	B/T Front & Seventh
LN06-744	Depot Memorial	NS Front Street
LN06-745	Berean Church	SWC Vine and Eighth
LN06-746	Woodgate Building (1925)	111 West Seventh
LN06-747	Commercial Building	704-710 North Jeffers
LN06-748	Quonset	SS B/T Jeffers & Dewey
LN06-749	Commercial Building	NWC Dewey & Seventh
LN06-750	Grain Elevator	West of Jeffers Overpass
LN06-751	Commercial Building	SWC Vine & Sixth
LN06-752	Episcopal Church	NS B/T Vine & Sycamore
LN06-753	Apartment Building	509-511 North Sycamore
LN06-754	Commercial Building	121 West Eighth
LN06-755	Commercial Building	806 North Jeffers
LN06-756	WWI Marker	SEC Jeffers & Fourth
LN06-757	Commercial Building	505 North Jeffers
LN06-758	Commercial Building	511 North Jeffers
LN06-759	Commercial Building	506-510 North Jeffers

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Glossary

Art Moderne Style: Circa 1930-1950. An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association: Link of historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon Frame: A type of support for wood frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon frame buildings in Nebraska became popular with the railroad's expansion when milled lumber became readily accessible.

Bay Window: A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

Brackets: Support members used under overhanging eaves of a roof, usually decorative in nature.

Bungalow/Craftsman Style: Circa 1890-1940. An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa: At, in, or of approximately, used especially with dates.

Clapboard: Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

Column: A circular or square vertical support member.

Commercial Vernacular Style: Circa 1860-1930. A form of building used to describe simply designed commercial buildings of the late 19th and early 20th centuries, which usually display large retail windows and recessed entrances on the first floor.

Contributing: A building, site, structure, object, or collection of buildings such as a farmstead that meets the state historical society's criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the survey is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may "contribute" to a proposed National Register district. (As defined by the Nebraska State Historical Society).

Cross Gable: Circa 1860-1910. A vernacular building form typically two-stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design: Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of property.

Dormer: A vertical window projecting from the roof. Dormer type variations are based on the dormer's roof form, for instance, shed dormer, gable dormer, and hipped dormer.

Dutch Colonial Revival Style: Circa 1900-1940. A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical façade.

Eclectic Style: Circa 1890-1910. An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.

Elevation: Any single side of a building or structure.

Eligible: Properties that meet the National Parks Service's criteria for nomination and listing on the National Register of Historic Places.

Evaluation: Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places listing is determined.

Extant: Still standing or existing (as in a building, structure, site, and/or object).

False-Front: Circa 1850-1880. A vernacular building form which is typically a one-and-a-half story front gable frame building with a square façade that extends vertically in front of the front facing gable giving the appearance of a larger building. Often associated with first-generation commercial buildings. Also known as "boom town" construction, many small towns in Nebraska have false-front buildings on "Main Street."

Feeling: Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration: The arrangement of windows and other exterior openings on a building.

Four-Square Style: Circa 1900-1930. Popularized by mail-order catalogs and speculative builders in the early 20th century. This style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front façade.

Front Gable: Circa 1860-1910. The vernacular form of a building, generally a house, in which the roof's triangular end faces the street.

Gable: The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell: Circa 1860-1910. The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form a "L" shaped structure.

Gable End: The triangular end of an exterior wall.

Gable Roof: A roof type formed by the meeting of two sloping roof surfaces.

Gambrel Roof: A roof type with two slopes on each side.

High Victoria Gothic: Circa 1865-1900. This architectural style draws upon varied European sources and employs pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

Hipped Roof: A roof type formed by the meeting of four sloping roof surfaces.

Historic Context: The concept used to group related historic properties based upon a theme, a chronological period, and/or geographical region.

Integrity: Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period.

Italianate Style: Circa 1870-1890. A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone: A wedge shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself. Also referred to as a capstone.

Late Gothic Revival Style: Circa 1880-1920. A later version of the Gothic Style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed/arched window openings remain a key feature, however, designs are more subdued than those of the earlier period.

Location: Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials: Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Mediterranean Revival: Circa 1900-1940. These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly used.

Multiple Property Nomination: The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places: The official Federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, and/or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices.

Neo-Classical Style: Circa 1900-1920. An architectural style characterized by a symmetrical façade and usually a pediment portico with classical columns.

Non-Contributing: A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period. (As defined by the National Register).

Object: An artistic, simple, and/or small scale construction not identified as a building or structure. For example, signs, markers, and monuments.

One-Story Cube: Circa 1870-1930. The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also referred to as Prairie Cube.

Period of Significance: Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony Truss Bridge: Circa 1880-1920. A low iron or steel truss, approximately five to seven feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of twenty to 100 feet.

Portico: A covered walk or porch supported by columns or pillars.

Potentially Eligible: Properties that may be eligible for listing on the National Register pending further research and investigation.

Property: A building, site, structure, and/or object situated within a delineated boundary.

Property Type: A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style: Circa 1880-1900. A style that enjoyed widespread popularity, particularly in eastern Nebraska. These houses are typically two-stories in height, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys and porches with gingerbread trim.

Setting: Quality of integrity applying to the physical environment of a historic property.

Shed Roof: A roof consisting of one inclined plane.

Side Gable: Circa 1860-1940. The vernacular form of a building, generally a house, in which the roof's gable end is perpendicular to the street.

Significance: Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site: The location of a prehistoric or historic event.

Spanish Colonial Revival Style: Circa 1900-1920. These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure: Practical construction not used to shelter human activities.

Stucco: A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style: Circa 1920-1940. A style that reflects a blend of variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixtures of stone, stucco, and wood.

Turret: A small tower that is an ornamental structure and projects at an angle from a larger structure.

Two-Story Cube: Circa 1860-1890. The vernacular form, generally for a house, which is two-story structure, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular: A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship: Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

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